



Order under Section 69 Residential Tenancies Act, 2006

Citation: 1001015164 Ontario Inc v Murrell, 2026 ONLTB 27605

Date: 2026-04-02

File Number: LTB-L-003108-26

In the matter of: 128, 7737 LUNDY'S LANE
NIAGARA FALLS ON L2H1H3

Between: 1001015164 Ontario Inc Landlord

And

Dan Murrell Tenant

1001015164 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Dan Murrell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 30, 2026.

Only the Landlord's Legal Representative, Shelby Whittick attended the hearing.

As of 10:02 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,300.00. It is due on the 1st day of each month.
4. The Tenant has paid \$6,500.00 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026 are \$0.00.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$186.00.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction. As the Tenant has paid all of the outstanding rental arrears prior to today, I am satisfied that he intends to maintain his tenancy and should be given an opportunity to continue his tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, the cost of the application, by April 13, 2026.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 14, 2026 at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Carrie Bertrand
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.